

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

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May 31, 2012

Information Bulletin 2012-01 (CM) – Supplement

TO: Third-party Agencies

SUBJECT: Commercial Modular (CM) and Special Purpose Commercial Modular Amended Design and Construction Standards FAQs

This supplement is issued as an update to Information Bulletin 2012-01 (MH) issued on February 22, 2012, and provides additional information for commercial modular and special purpose commercial modular (CM/SPCM) units manufactured on or after March 31, 2012.

The supplement provides, in FAQ format, answers to questions received by Department of Housing and Community Development (Department) staff. Questions or comments regarding this announcement should be directed to Kevin Cimini, Manufactured and Factory-built Program Manager at (916) 445-3338, or by electronic mail to kcimini@hcd.ca.gov.

Kim Strange
Deputy Director

Attachment

FREQUENTLY ASKED QUESTIONS

Information Bulletin 2012-01 (CM)

Supplement – May 16, 2012

2012 COMMERCIAL MODULAR DESIGN, INSPECTION AND APPROVAL

ELECTRICAL

- Q1.** Is Dielectric testing required for Special Purpose Commercial Modular Units?
A1. No.

ENERGY

- Q2.** For units not designed to be installed on a foundation, are they only required to comply with the “envelope” energy requirements?
A2. HCD’s interpretation of the regulations, and intent, is that CM’s not designed for a foundation system must comply with the CEC for non-residential occupancies which include:

- Section 144 – Prescriptive Requirements For Space-Conditioning Systems.
- Section 145 – Prescriptive Requirements For Service Water-Heating Systems.
- Section 146 – Prescriptive Requirements For Indoor Lighting.
- Section 147 – Requirements For Outdoor Lighting.
- Section 148 – Requirements For Signs.

HCD’s research indicates that modular public school buildings comply fully with the CEC and are designed and constructed in compliance with Climate Zone 14 regulation requirements which satisfy the majority of possible placement locations in the State. This occasionally means the HVAC system is larger than needed in most areas. Additionally, orientation of the building is not a consideration; straight resistant heat is not used; and, all buildings use heat pumps with emergency heat strips.

- Q3.** Will HVAC units with electric resistance heating as primary heating be allowed in the future?
A3. Electric resistant heating is not allowed.
- Q4.** Is HVAC required to provide 15cfm per occupant outside air?
A4. Yes.
- Q5.** Are programmable thermostats required?
A5. Yes.

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- Q6.** Does CA Energy Regulations, Part 6, Section 100(e)(2)(C) require unconditioned non-residential buildings and process spaces to comply with Sections 119, 130 through 134, 143(c), 146, 147 and 148?
- A6.** Yes.
- Q7.** Are T24 Load Calculations and sizing HVAC appropriately for each specific building on a permanent foundation required?
- A7.** Yes.
- Q8.** May T24 Load Calculations be run only once for repetitive buildings in a lease fleet?
- A8.** As noted in Answer 1 above, CM's in a leased fleet may have load calculations performed based upon Climate Zone 14 and be calculated regardless of building orientation. This would cover the majority of California. Buildings placed in Climate Zone 16 – would be required to be designed / constructed to the adopted standards.
- Q9.** Will an HCD inspection and new insignia be required on any CM unit modified for compliance to a different Climate Zone?
- A9.** Yes, such changes would be considered an alteration, and new documentation would be required to be submitted validating the change.